



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
LANSING

ORLENE HAWKS
DIRECTOR

December 22, 2022

Michele Perry
Randall Residence at Encore Village, LLC
310 White Oak Road
Lawton, MI 49065

RE: Application #: AH470403182
Randall Residence at Encore Village
10801 E. Grand River Ave.
Brighton Twp., MI 48116

Dear Ms. Perry:

Attached is the Original Licensing Study Report for the above referenced facility. The study has determined substantial compliance with applicable licensing statutes and administrative rules. Therefore, a temporary license with a maximum capacity of 60 is issued.

Please review the enclosed documentation for accuracy and contact me with any questions. In the event that I am not available and you need to speak to someone immediately, please contact the local office at (517) 284-9730.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrea Krausmann".

Andrea Krausmann, Licensing Staff
Bureau of Community and Health Systems
611 W. Ottawa Street
P.O. Box 30664
Lansing, MI 48909
(586) 256-1632

enclosure

**MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS
BUREAU OF COMMUNITY AND HEALTH SYSTEMS
LICENSING STUDY REPORT**

I. IDENTIFYING INFORMATION

License #:	AH470403182
Applicant Name:	Randall Residence at Encore Village, LLC
Applicant Address:	310 White Oak Road Lawton, MI 49065
Applicant Telephone #:	(269) 624-4841
Authorized Representative:	Michele Perry
Name of Facility:	Randall Residence at Encore Village
Facility Address:	10801 E. Grand River Ave. Brighton Twp., MI 48116
Facility Telephone #:	(269) 624-4841
Application Date:	01/22/2020
Capacity:	60
Program Type:	AGED

II. METHODOLOGY

01/22/2020	Enrollment
01/24/2020	Contact - Document Sent 1605 sent to applicant
01/24/2020	Application Incomplete Letter Sent 1326, RI-030 FPs
02/18/2020	Contact - Document Received 1326 & RI-030
07/28/2020	Application Incomplete Letter Sent requested policies and procedures
11/01/2022	Contact - Document Received Attestation letter from Authorized Representative M. Perry that no food will be served to non-residents i.e. resident family members, employees, vendors, visitors, etc. until facility receives a food service establishment license from Livingston County health department.
11/03/2022	Inspection Completed-Fire Safety : A Partial approval of assisted living area only by BFS inspector Don Collick
11/10/2022	Contact - Document Received Application revised from 132 beds w/Aged & ALZ programs - to now only 98 beds Aged only program.
11/14/2022	Contact - Telephone call made Spoke w/Brad Zulewski, REHS Livingston County Health Department - Brad confirmed the facility contacted him for plan review for food service establishment license.
11/15/2022	Contact - Document Received Revised admission contract omitting all references to Memory Care - now to only open assisted living portion of the facility.
11/18/2022	Contact - Document Received Surety Bond for resident funds received from M. Perry via email.
11/22/2022	Contact - Document Received HFES Opening Survey by Austin Webster lists items to be addressed.
11/23/2022	Contact - Document Received

Michele Perry submitted copy of Livingston Co. food service establishment application receipt, inspection report, and approval letter signed by Bradley Zulewski, REHS Livingston County Health Department.

11/28/2022 Contact - Document Received
Application revised to 60 units and 95 beds - assisted living only.

12/09/2022 Inspection Completed On-site
Met with authorized representative Michele Perry on site.

12/09/2022 Contact - Document Sent
Follow-up email to Michele Perry re: non-compliance items.

12/09/2022 Referral – Office of Fire Safety
Re: vent hole in wall of hair salon next to manicure desk.

12/12/2022 Contact - Document Received
Application revised to only 30 units and 60 beds - assisted living program only.

12/13/2022 Occupancy Approval – HFES engineer Austin Webster approved the 30 units requested with double occupancy in all for 60 beds.

12/14/2022 Contact - Document Received
Photos and videos submitted of physical plant corrections received from M. Perry.

12/15/2022 Contact - Document Received
Email from BFS inspector Don Collick approving the metal cap installed over the vent hole in the hair salon wall. Also, Mr. Collick wrote if they decide to install a fan later, they will need to have the mechanical inspector approve it.

III. DESCRIPTION OF FINDINGS & CONCLUSIONS

A. Physical Description of Facility

Randall Residence at Encore Village is newly constructed in 2022, a one-story residential facility located in the southeast area of Livingston County. The building is on the north side on East Grand River, a five-lane road zoned 45 mph, in a rather rural and wooded area of Brighton Township. Pickerel Lake is located alongside the building. There are residential and retail buildings in this area. The facility's driveway and parking surround the building.

The building has 56 residential assisted living units, however, only three units were constructed to barrier-free accessible requirements. Rooms 107, 209, and 210 meet accessibility requirements according to Health Facilities Engineering Section engineer Austin Webster. Consequently, in keeping with licensing administrative rule R325.1963(1) that ten percent of all resident sleeping rooms are accessible, only 30 residential units may be considered for licensure at this time. The applicant's authorized representative, Michele Perry, requested the following 30 residential rooms for licensure: 103,105,107,109,111,112,113,114,115,116,117,118,119,121,122,123,127,128,129,130,200,202,205,209,210,212,213,216,220, and 224. All 30 rooms qualify for double occupancy and the home has sufficient day/dining/activity space to support a total capacity of 60 beds. The remaining 26 residential rooms will remain closed at this time. As the facility converts more rooms to barrier-free accessible requirements, applications for licensing additional residential rooms are expected to be submitted. Also, there is a plan to apply for licensure of an attached memory care unit that is currently under construction.

The current assisted living facility is specifically designed for residents that require assistance with activities of daily living. The building contains the lobby, administrative offices, a main kitchen, bistro, an ice cream parlor, dining room, theater, tearoom, craft room, sports lounge, lakeside lounge, fitness room, beauty salon, barber shop, spa room, laundry service rooms, and staff break room. There are two outdoor courtyards that are enclosed by the building and accessible to residents.

Each residential unit has its own HVAC thermostat and attached bathroom with shower. Bathrooms are equipped with pull cords to summon staff assistance. Bathrooms also have monitoring system capability, to notify staff when residents enter/exit the bathroom, if deemed necessary by the resident's service plan. Staff will utilize i-phone devices for resident information, alarm/monitoring system, and to communicate with one another. Compact refrigerators and microwave ovens are also available in assisted living units.

A bed and bedside table along with towels, washcloths, and bedding will be available to all residents, although residents are encouraged to bring their own furniture and personal belongings for their own comfort. The home is equipped with video monitoring cameras in hallways, communal areas, and the exterior of the building.

The facility is equipped with a whole home fire suppression system. According to the Bureau of Fire Services, residents of a home for the aged are expected to "shelter-in-place" in case of fire. If smoke and/or fire are present within the residents' immediate area, then those residents move to the adjacent unaffected smoke compartment/safe area of refuge. Residents evacuate the building if/when determined necessary by the fire department. This facility has city water and sewer.

The facility is equipped with a generator that, during an interruption of the normal electrical supply, will provide a minimum four hours of service and enough power to maintain the fire detection/alarm/extinguishing system, emergency lighting, heating, and

other critical mechanical equipment essential to the safety and welfare of the residents, personnel and visitors.

B. Program Description

On 1/23/2020, Randall Residence at Encore Village LLC submitted application for Randall Residence at Encore Village to be a home for the aged license under building fire safety type Chapter 18 New Health Facility.

A business entity search of the State of Michigan Department of Licensing and Regulatory Affairs revealed Randall Residence at Encore Village LLC is a domestic limited liability company with an organization date of 5/29/2019.

As a licensed home for the aged, Randall Residence at Encore Village LLC proposes to provide room, board, and supervised personal care to individuals aged 55 and older. Initial and ongoing training will be provided to all staff.

On 11/18/2022, Randall Residence at Encore Village LLC authorized representative, Michele Perry, submitted a surety bond to insure the department for the benefit of holding resident funds in trust and/or holding refundable deposits. It is expected that the bond shall continue in an amount equal to not less than 1-1/4 times the average balance of resident funds held during the prior year.

On 11/23/2022, Ms. Perry submitted copy of Livingston Co. food service establishment application receipt, inspection report, and approval letter signed by Bradley Zulewski, REHS Livingston County Health Department, for the facility to serve food to non-residents i.e. resident family members, employees, vendors, visitors, etc. Continued compliance with applicable local laws, codes, and ordinances to maintain this food services establishment license is expected.

C. Rule/Statutory Violations

On 11/03/2022, the Dept. of LARA Bureau of Fire Services (BFS) state fire inspector, Don Collick, issued fire safety certification approval of this home.

On 12/13/2022, the Dept. of LARA Health Facilities Engineering Section engineer, Austin Webster, issued an opening survey with occupancy approval, room sheets, and a floor plan approving the 30 residential units with double occupancy, that were identified by Ms. Perry, for a total approved capacity of 60 beds.

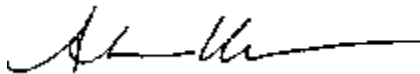
On 12/9/2022, I conducted an on-site inspection of the building, while accompanied by licensee authorized representative Michele Perry, and a few physical plant items were found to be out of compliance. On 12/14 and 12/15 /2022, Ms. Perry submitted documentation to demonstrate the items have been brought into compliance.

On 12/15/2022, Mr. Collick emailed that he approved a physical plant corrective action that was made to come into compliance with fire safety rules, in response to my on-site inspection findings.

The study has determined substantial compliance with home for the aged public health code and applicable administrative rules.

IV. RECOMMENDATION

It is recommended that a temporary 6-month home for the aged license/permit for this facility be issued. The terms of the license will enable the licensee to operate a home for the aged program for aged assisted living with 60 licensed beds.



12/15/2022

Andrea Krausmann
Licensing Staff

Date

Approved By:



12/22/2022

Andrea L. Moore, Manager
Long-Term-Care State Licensing Section

Date